



Los Angeles County  
Department of Regional Planning

*Planning for the Challenges Ahead*



James E. Hartl AICP  
Director of Planning

DATE: December 1, 2005

TO: Wayne Rew, Chair  
Pat Modugno, Vice Chair  
Esther Valadez, Commissioner  
Leslie G. Bellamy, Commissioner  
Harold Helsley, Commissioner

FROM: Samuel Dea *SD*  
Acting Supervising Regional Planner  
Zoning Permits I

**SUBJECT: CONDITIONAL USE PERMIT CASE NO. 04-185-(1)  
December 6, 2005 Regional Planning Commission Hearing  
Agenda Item No. 9**

Conditional Use Permit 04-185-(1) is a request to authorize the construction, operation, and maintenance of a four-story senior residential and retail mixed use complex within the C-3-DP (Unlimited Commercial – Development Program) zone. The project will consist of 126-unit senior housing complex, 10,100 square feet of retail space, and a 120-space underground parking garage. The proposed residential units are to be made available to senior citizens within the range of 80% to 120% of the median income. The project site is within the C-3-DP (Unlimited Commercial – Development Program) zone. Properties within the Development Program overlay zone require a conditional use permit for any development.

**August 24, 2005 Public Hearing**

During the August 24, 2005 public hearing, the Regional Planning Commission heard the staff report and testimony from the applicant and the public. The applicant requested an extension to the 20-year approval term and the removal for the requirement that the residential units be made available to senior citizens within the range of 80% to 120% of the median income. Four neighbors spoke in opposition to the proposal and raised the following concerns about the proposed project:

- The proposed project exceeded the height, scale, and density of surrounding developments
- The building would cast shadows on neighboring properties
- Negative impacts on traffic and parking on neighboring streets
- Negative impacts on neighborhood safety

The Commission expressed concern over shadows cast on to neighboring properties by the project. Commissioners Valadez and Rew questioned the applicant on the type of security that would be provided for the building and recommended that measures be taken insure the safety of the residents, including controlled building access and security cameras. The Commission continued the public hearing to December 6, 2005 and instructed the applicant to submit a full landscaping and lighting plan and address the following concerns:

- Address access requirements and obtain approval of the site design from the Fire Department
- Obtain the approval of a Drainage Concept and Standard Urban Stormwater Mitigation Plan (SUSMP) and Sewer Area Study from Public Works
- Consider the project's visual impact on the surrounding community
- Consider the provision of space to provide senior services and roof-top patio gardens

### **Staff Evaluation**

The applicant has submitted a revised site plan, dated November 21, 2005, which includes a security plan, landscaping plan, and a revised layout, including a rooftop patio, redesigned exterior elements, and a defined roofline. The revised site plan shows 125-units (six studio, 98 one-bedroom, and 21 two-bedroom units will be provided). The site plan includes a shadow diagram which shows the previously proposed four-story building and the currently proposed four-story building with a roof-top patio. The buildings will reach a height of 41 feet. The elevator equipment shaft will reach a height of 48 feet. The project exceeds the 40 foot height limit set under the East Los Angeles Community Standards District. As currently proposed, the project casts a significant shadow on the property immediately to the northwest. The staff biologist has reviewed the landscaping plan and recommended that since many of the plants are water intensive, either fewer of them be used or that they be replaced by more drought tolerant species.

As redesigned, the project includes a proposed residential density of 109.6 units per acre. The average density of the existing residential uses within 500 feet is approximately 15 units per acre. The maximum existing density within 500 feet is 4 units on .124 acres or 32.3 units per acre.

The subject property is zoned Unlimited Commercial – Development Program and within the Commercial Manufacturing land use designation of the East Los Angeles Community Plan. The East Los Angeles Community Plan did not establish a residential density range for the commercial land use category. The plan states that a density bonus program should be established which allows maximum residential densities of 50 units per acre for low- and medium-income developments and senior housing. The maximum residential density permitted by the Zoning Ordinance's R-4 zone (Sections 22.20.060 and 340) is 50 dwelling units per acre. The applicant can request the Regional Planning Commission consider the maximum allowable density authorized by

the Zoning Ordinance and the Regional Planning Commission can also establish the permitted density for this project.

The Regional Planning Commission has considerable discretion in determining the appropriate density for the proposed development. The Commission may determine the proposal to be consistent with the goals and policies of the Plan if the project site is physically suitable for the type of development and the density being proposed. If the Regional Planning Commission determines that the project density is appropriate for the proposed location. In determining General Plan consistency, the following findings should be considered:

- The proposed project will not overburden existing public services and facilities.
- The proposed use will not disrupt or adversely impact local traffic conditions.
- The proposed project is compatible with surrounding uses in terms of scale, intensity and design.

The applicant has submitted approval from Health Services Environmental Hygiene Division and approval for the sewer area study required by the Department of Public Works. At the time of this report, the applicant has not provided staff clearance from the Fire Department for access requirements and the Department of Public Works for the Drainage Concept and SUSMP regarding this project, as instructed by the Commission (attachments).

#### **Staff Recommendation**

Prior to taking an action on this case, staff recommends the Regional Planning Commission consider the facts, analysis, and correspondence contained in this letter along with the oral testimony and/or written comments received during the public hearing. As the applicant has not received clearance for the project by various county agencies, staff recommends the following motion:

#### **SUGGESTED MOTION**

"I move that the Regional Planning Commission continue the public hearing for Conditional Use Permit Number 04-185-(1) in order to allow the applicant to submit their project for review and approval by all pertinent departments.

If you need further information, please call Ms. Adrienne Ng of my staff at (213) 974-6443 or email at [ang@planning.co.la.ca.us](mailto:ang@planning.co.la.ca.us). Department office hours are Monday through Thursday from 7:00 a.m. to 6:00 p.m. The Department is closed on Fridays.

SD:AN

Department of Health Services Environmental Hygiene Division letter dated August 24, 2005  
Cover of Sewer Area Study approved by Public Works Land Development Division dated September 15, 2005

PC 11863 AS  
CUP No. 04-185

## AREA STUDY

TG 675-D1  
SMD INDEX C-1861

FOR:

Villa Gardenias  
3965 East Olympic Boulevard  
East Los Angeles, CA

Prepared By:

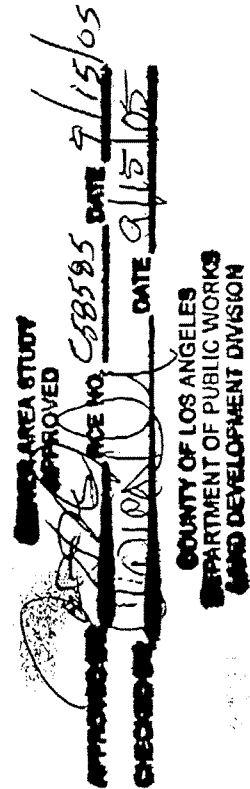
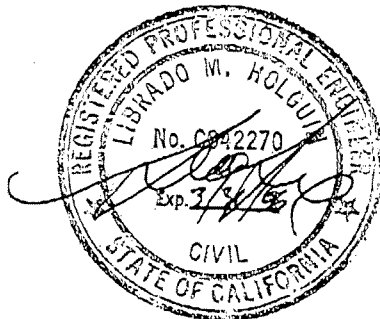
Hall and Foreman, Inc.  
20950 Warner Center Lane, Suite A  
Woodland Hills, California 91367  
(818) 251-1200 \* (818) 251-1201 fax  
(Project Number P-05300)

For OWNER:

GSL Properties, Inc.  
2164 S.W. Park Place  
Portland, Oregon 92705-1125

Submitted: April 8, 2005  
Second Submittal: August 10, 2005  
Final Submittal: September 12, 2005

Librado M. Holguin P.E., Project Manager





COUNTY OF LOS ANGELES  
DEPARTMENT OF HEALTH SERVICES  
**Public Health**

THOMAS L. GANTHWAIT, M.D.  
Director of Health Services and Chief Medical Officer

JONATHAN E. HILDING, M.D., M.P.H.  
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August 23, 2005

Ms. Adrienne Ng  
Los Angeles County Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street  
Los Angeles, CA 90012


Dear Ms. Ng:

RE: Comments on acoustical analysis for CUP 04-185.

This is to inform you that the acoustical analysis dated August 15, 2005 and conducted by Davy and Associates, Inc., at 3965 East Olympic Boulevard, Los Angeles, CA 90021, was reviewed by our staff. We agree with the construction and ventilation recommendations presented by Mr. Bruce A. Davy, P.E. of Davy and Associates in the above analysis. The implementation of these recommendations should bring interior noise levels to the recommended building construction standard of 45 dBA.

Exterior background noise levels were above the 65 dBA due to the environmental setting of the above location. Therefore the above project will fall in the conditionally acceptable category of the land use compatibility for community noise environments matrix found in the state general plan guidelines. This document states that a new construction development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are incorporated in the design. Conventional construction with closed windows and fresh air supply systems or air conditioning will normally be sufficient. These recommendations were already addressed in the acoustical analysis conducted by Davis and Associates.

If you have any questions, please contact Evonor Masis at (626) 430-5435

  
Cole Landowski, MS CIH  
Head, Environmental Hygiene Program

FILE 08/16/05